

Date: February 5, 2015

To: Hon. Larry Butler, Co-Chair
Hon. Gary Holder Winfield, Co-Chair
Members of the Housing Committee

From: Robert Appicelli
North Haven Opportunity for Affordable Housing

**Re: Proposed Bills SB 123, SB 171, SB 172, SB 403, SB 407,
HB 5055, HB 5254, HB 5306, HB 5576, HB 5579, HB
5581, HB 5582, HB 5802, HB 5803, HB 6162, HB 6127,
HB 6128, HB 6129, HB 6131, HB 6135, HB 6139**

Good evening Senator Holder Winfield, Representative Butler and members of the Housing Committee. My name is Robert Appicelli and I live in North Haven. I am a member of the board of directors of North Haven Opportunity for Affordable Housing or NHOAH. NHOAH is a non-profit housing developer comprised of nine religious congregations serving North Haven.

I have come here tonight to urge you not to make changes to the Affordable Housing Land Use Appeals Process. NHOAH has used the process successfully in order to build a 20 unit condominium development completed in 2004. In the past ten years, that development, Summerdale, has provided affordable home ownership opportunities for more than thirty families since some original owners have moved up to market rate housing and sold

their units to other low-income families. (I've included a picture of the development at the end of my testimony.) The resale process is governed by deed restrictions which assure that the units remain affordably priced and that they are sold to income-eligible families. Summerdale remains attractive and well-maintained and the opposition which forced us to use the appeal process, citing traffic, parking and other density concerns, has totally faded away.

Now we have another proposed development of eight rental units which has been turned down by the Planning and Zoning Commission for essentially the same reasons offered in opposition to Summerdale. Our appeal of that decision has been filed. It is clear to all of us that the political climate in North Haven is hostile to affordable housing for low income families and that Section 8-30g is the only way that such housing will be allowed in our town. Weakening the statute, while addressing the concerns of the vocal minority, is not in the best interests of those many families who would like to enjoy the benefits of living in North Haven, nor is it the desire of those of us who would welcome them to our town.

We would like to see North Haven remain the solid, hard-working, middle class community that we and our children grew up in and not become a haven for the affluent and the elderly.

Thank you for your attention.



Summerdate, North Haven